



The Bridge Productions ASBL
Boulevard Anspach 170
Brussels 1000

INFORMATION NOTE

Please note: this document is not a prospectus and has not been verified or approved by the Belgian Financial Services and Markets Authority. It is written in accordance with *Law Relating To The Offers To The Public Of Investment Instruments And The Admission Of Investment Instruments To Trading On Regulated Markets* of 2018, which can be found here:

https://www.fsma.be/sites/default/files/legacy/content/wg/loi/2018-07-11_wet_loi.pdf

Background

The Bridge Productions ASBL (hereinafter: The Bridge Theatre Brussels), registered at Boulevard Anspach 170, 1000 Brussels, is a Belgian nonprofit with the aim of promoting English-language theatre in Brussels. The Bridge Theatre Brussels produces professional theatre productions in English and promotes public engagement with the arts through community participation events.

The Bridge Theatre Brussels is issuing bonds to prospective individual or company investors as a means by which to raise capital. The asbl requires substantial capital before revenue-generating activities commence so that it can make the required investment to develop and operate a theatre at the site of Tour & Taxis in Brussels.

Bond Availability

The Bridge Theatre Brussels is looking to raise a total of €600,000 in bonds for the first two years of operation (covering the period September 2021 to August 2023). This equates to 37.5% of the total external financing requirements of €1.6 million for the first two years of operation. Other external financing sources are government grants, corporate partnerships and individual donations. After this initial offering, The Bridge Theatre Brussels does not intend to issue further bonds during the first six years of operation.

Bonds can be issued at any point during the two-year period until the target figure is reached (up to a maximum of €500,000 in any twelve-month period). The Bridge may exceed its target figure for bonds in the event that other financing avenues fall short of expectations.

The four-year Bridge Bonds will enable The Bridge to capitalise itself in the early stages of

the organisation and before own revenues are sufficiently high to enable self-sufficiency. The single largest expense is to transform an empty warehouse space at the cultural hub of Tour & Taxis¹ into an attractive, sound-insulated and sustainably-built theatre space, including an auditorium, rehearsal space, a bar and back of house areas. The transformation of the space to fit the needs of a professional theatre is expected to cost €1 million in total, with the cost spread over the first four years of operation. Other primary expenditures will be on core staff costs and administrative expenses.

Potential risks and mitigation measures

Investment in The Bridge Theatre Brussels comes with the risk that your full investment will not be returned. Full or partial non-repayment of the principal could happen in the event that the demand for theatre in English in Brussels is not as high as market research suggests, or in the event that other financing sources fail to materialise after year four of operations. As the bond issuer, The Bridge Theatre Brussels would consider extending the bond length only in the case where projected cash flow in the future five years after bond expiry is negative.

The Bridge Theatre Brussels will employ risk mitigation strategies to limit the risk that investors will not be repaid. First, The Bridge Theatre Brussels follows a cautious and well-researched business plan² with a long-term vision, which has been reviewed by numerous experts and which plans for conservative growth over the coming five years. Second, capital will come from a variety of sources, as mentioned above, with just 37.5% from bond holders in the first two years. Even if the entire amount is not raised, The Bridge Theatre Brussels can still pursue revenue-generating activities. Third, our asbl will balance commercial viability with artistic integrity in its choice of theatrical productions and participation activities. We are committed to making The Bridge a financially viable and sustainable venue.

Return on Investment

In order to incentivise investors, The Bridge Theatre Brussels is offering graded coupons, whereby the greater sum that is invested, the greater the return on investment.

Bonds with The Bridge Theatre Brussels mature four years from the date of issuance, with interest paid annually, on the date that the bond was issued. Bonds range from a par value of €1,000 to €100,000, with coupons of 2% to 7%. Belgium applies a 30% withholding tax to such investments, which will be applied automatically. The below table shows the foreseen amortisation schedule.

¹ Tour & Taxis is a large former industrial site composed of warehouses and offices surrounding a former freight station and its spacious central hall.

² The business plan is available upon request.

<i>Par value</i>	<i>% APR³</i>	<i>Year 1 (gross)</i>	<i>Year 2 (gross)</i>	<i>Year 3 (gross)</i>	<i>Year 4 (gross)</i>	<i>Yield to Maturity (gross)</i>	<i>Yield to Maturity (net)</i>
€ 1,000	2	€ 20	€ 20	€ 20	€ 1,020	€ 1,080	€ 1,056
€ 5,000	3	€ 150	€ 150	€ 150	€ 5,150	€ 5,600	€ 5,420
€ 10,000	4	€ 400	€ 400	€ 400	€ 10,400	€ 11,600	€ 11,120
€ 25,000	5	€ 1,250	€ 1,250	€ 1,250	€ 26,250	€ 30,000	€ 28,500
€ 50,000	6	€ 3,000	€ 3,000	€ 3,000	€ 53,000	€ 62,000	€ 58,400
€ 100,000	7	€ 7,000	€ 7,000	€ 7,000	€ 107,000	€ 128,000	€ 119,600

Investors with an interest in taking out a bond with The Bridge Theatre Brussels should write to: finances@thebridge.brussels.

³ Annual Percentage Rate

ANNEX

Below are details of the budgeting foreseen for the five-year period, September 2021 - September 2026. More details of these figures can be provided upon request. The Bridge Theatre Brussels was founded in February 2021 and hence is not yet one year old. Therefore it cannot provide annual accounts at this stage.

Projected five-year Income Statement

	2021-2	2022-3	2023-4	2024-5	2025-6
Revenue	693,120	1,816,600	2,151,600	2,180,000	2,528,000
COGS (Cost of Goods Sold)	361,600	1,565,700	1,609,500	1,601,300	1,601,300
Gross Profit	331,520	250,900	542,100	578,700	926,700
Operating Expenses	570,900	598,888	507,900	416,900	336,900
Operating Profit	-239,380	-347,988	34,200	161,800	589,800
Operating Margin	-34.54%	-19.16%	1.59%	7.42%	23.33%
Tax Expense	0	0	10,260	48,540	176,940
Capital Expense	0	10,400	20,800	20,800	20,800
Net Income	-239,380	-358,388	3,140	92,460	392,060
Net Margin	-34.54%	-19.73%	0.15%	4.24%	15.51%

Projected five-year Cash Flow

	2021-2	2022-3	2023-4	2024-5	2025-6
Operating Cash Flows	-239,380	-358,388	3,140	92,460	392,060
Financing Cash Flows	300,000	300,000	0	0	-300,000
Total Cash Flows	60,620	-58,388	3,140	92,460	92,060
Beginning Cash	0	60,620	2,232	5,372	97,832
Ending Cash	60,620	2,232	5,372	97,832	189,892

Projected five-year Balance Sheet

		2021-2	2022-3	2023-4	2024-5	2025-6
ASSETS	Cash	60,620	2,232	5,372	97,832	189,892
	Total Assets	60,620	2,232	5,372	97,832	189,892
LIABILITIES & EQUITIES	Paid-in Capital	300,000	600,000	600,000	600,000	300,000
	Retained Earnings	-239,380	-597,768	-594,628	-502,168	-110,108
	Total Liabilities & Equities	60,620	2,232	5,372	97,832	189,892